150 HOUSES FOR SALE

Ker & Stephenson Ltd.

EXCLUSIVE NEW ST. CHARLES SUBDIVISION

Nine NHA homes left, minimum floor area 1,050 sq. ft. for 2 bedrooms, 1,200 sq. ft. for 3 bedrooms, by first-class builder. Choose your plan and lot now.

For full particulars please consult J. H. Ford or A. L. Wagner, EV 5-3411 anytime.

8 ACRES
WEST SAANICH ROAD
ONLY $4400

This property has 298 ft. frontage on West Saanich Road and runs back to Alec Road on the east. Magnificent view of Saanich Inlet and the mountains. For further particulars phone EV 5-3411. Mr. Lemmon, EV 5-3411.

LOW DOWN PAYMENT
IMMEDIATE POSSESSION
1839 Kings Road

5 rooms, large garden, fruit trees. Oak Bay border. For particulars Please phone A. L. Wagner, EV 5-3411. J. H. Ford.

$12,950—OAK BAY
A SPARKLING JEWEL

Secluded, parklike garden. Fine specimen oaks, rockeries, trim lawns, choice shrubbery. The smart distinctive styling and expert craftsmanship will please the purchaser of this charming home. There is a big LR and separate DR, elec cabinet kitchen. Entrance and through halls, 2 spacious bedrms and 4-pc bath. (Also finished bedroom below) ALL OAK FLOORS (HW oil heat.) Full basement. Garage under.

An Exclusive Listing
EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

OPPORTUNITY

To purchase an outstanding 4-room bungalow at the low down payment of only
$2500

DRIVE BY
3932 QUADRA ST.

Do not disturb the occupants. Smart living room, 2 nice bedrms, large cabinet kitchen with eating area. Utility off kitchen. Attractive garage. Very attractive home on lovely landscaped lot. Full price only $13,500
Convenient terms on balance. For full information contact
BERT DAYKIN EV 2-0255
EV 5-3411

FAMILY SECLUSION EXCLUSIVE

This bungalow has six really large rooms on one floor, and a full basement with rumpus room, oil furnace and drive-in-garage. The large garden is beautifully landscaped with many unusual flowering trees, and prize roses and good lawn, in the secluded back garden. Its location on a quiet street near playing fields makes it ideal for a family with children of all ages. 3933 PRESTWOOD in lovely Lake Hill can be yours for only $4,500 down and easy monthly payments. Full price
$14,500
J. H. Ford EV 5-3411 Al Wagner

4-BEDROOM NHA

Only $1,900 down for this new bungalow at Pear and Cedar Hill. Nearing completion. Total cost $14,850
Including lot and mortgage fees. A real chance to buy a lot of accommodation at a bargain price. One only available.
Please contact E. J. FATT at EV 5-3411.

WATERFRONT HOME ON COLE BAY

Would you enjoy fishing in the sheltered waters of Saanich Inlet, golfing at the beautiful Ardmore Golf Course, or just relaxing and gazing at the everchanging sea? Then here is the home for you! Built by a builder of genius from peeled logs, shakes and native stone to conform to the environment and to take full advantage of the beautiful water views, here is a home with a unique appeal. The house is built around a central patio with stone barbecue and contains living room, 2 bedrooms, 2 bathrooms, kitchen, dinette, washroom, garage and storage rooms. Steps lead down the embankment in front to the boat float and sheltered anchorage. For further particulars phone MR. LEMMON at EV 5-3411.

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

Deal with the Owner and SAVE $1000

Outstanding buy in a new split-level home at 1620 Howroyd, off Shelbourne. Owner transferred and priced for fast sale. Check these features:
6 rooms—3 bedrooms, or 2 bedrooms and den.
63'x110' lot, partially landscaped.
L-shaped living and dining room.
Attractive brick fireplace.
Basement with automatic oil heat.
Separate carport.
Electric cabinet kitchen.
4-pce Pembroke bath.
Close to schools and buses.
FULL PRICE $12,000
Come out and talk terms or,
Phone GR 7-6065
Any reasonable offer considered

OAKLANDS
NEW 3 BEDROOMS
$13,500, $1913 DOWN

Located close to Oaklands school this NHA-built 3-bedroom home with dining room and dining area in the kitchen, has a full basement, oil heat, drive-in garage, is now nearing completion. Balance payable at $85 per month including taxes. For further information call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St., EV 4-7128, res. EV-3-5685.

FOR HOMES IN COLWOOD LANG ford see Grant & Jenkins, you local agents. GR 8-1820 Langford.

150 HOUSES FOR SALE

B.C. LAND & Investment Agency Ltd.
96 Years in Real Estate.

UNSURPASSED VIEWS SEA AND OLYMPICS

A new and beautiful Oak Bay rancher commanding breath-taking views. See the sun rise over Mt. Baker at breakfast time. Nice entrance hall, charming living room, family-size sep dining room; picture windows facing the view; de luxe kitchen; breakfast rm, utility rm, 2-pc washroom, 3 bedrooms. Master bedrm with 2-pc bath, and another full bathroom. Fine daylight basement; rumpus room, FP, space for 2 extra bedrms; roughed-in for 2-pc bathrm. Large lot, 2-car carport. Mahogany doors all rooms. Some 2,800 feet of living space. Going for $30,000
Call Mr. Vivian Bagshawe, EV 4-4115 anytime.

FAIRFIELD NEAR DALLAS RD.

Compact family home in fine condition. 2 bedrms down and bathrm, 2 up and 2-pc bathrm. Good entrance hall, large living rm, full dining rm across hall. Oak floors. House has an air of spaciousness. Extra bedrm and rumpus rm in basement. Oil heat. Some 1,640 feet of living area, plus basement. $3,500 down will handle. Price $14,700
Call Mr. Vivian Bagshawe, EV 4-4115 anytime.

LANSDOWNE
$8700 DOWN $8700

Payments of only $83 a month will buy a beautiful new 1,500 ft. rancher overlooking Uplands golf course. Featuring bright, sunny kitchen, large living room and dining area, 3 spacious bedrooms and two baths. Entrance area with attractive slate floor. Double carport. Many other desirable features. Full price $21,500
Drive by 3121 Woodburn Ave. and then make your offer by calling Allan McGillivray at EV 4-4115 anytime.

SPICK AND SPAN

An immaculate home on Shelbourne near transportation and shops, very suitable for older couple. There are two bedrms, a spotless living room, very attractive kitchen, utility room and 4-pc bath. The heating is auto oil. There is no basement, but attached garage has ample storage space.
Full price only $10,750
With $3,000 down.
To view please call Allan McGillivray at EV 4-4115 anytime.

OAK BAY
LANSDOWNE PARK
NEW—APPEALING

3355 Gibbs Road. Lovely new 3-bedroom bungalow in a choice setting on a quiet street. Features: Entrance and through hall, pleasant living room with raised hearth fireplace and mahogany wall, dining room with glass doors leading to large SUN DECK, electric cabinet kitchen with breakfast area and laundry facilities. 3 bedrooms and a 2-piece washroom with vanity and a 4-pc bath with vanity. Open stairway with wrought iron railings to a full above-ground cement basement with fireplace and roughed-in rumpus room and roughed-in plumbing. Also space for one or two extra rooms. Large attached carport. Outstanding value. Exclusive listing. Price $22,600
For appointment to view call Mr. Hope, EV 4-4115 anytime.

GORDON HEAD
SEA VIEWS
3 BEDROOMS
FULL BASEMENT

This home will be completed this month. Consists of living room, dining room, cabinet kitchen with nook and 4-pc bathroom. Double garage, package oil heat. This home is excellent value at $16,950
With good terms.
Call Mr. J. Mackenzie, EV 4-4115 anytime.

MT. DOUGLAS AREA
4157 GLENDENNING
$3500 DOWN
TWO BEDROOMS
NO STEPS, SECLUSION

Situated on nearly an acre of treed land. Living room has large attractive fireplace, cabinet kitchen with large dining area, utility room, 4-pce bathroom with vanity. Package HA oil heat. Carport. Price $13,700
Exclusive Listing
Call Mr. J. Mackenzie, EV 4-4115 anytime

3304 GIBBS ROAD
4 BEDROOMS
2-PC AND 4-PC BATHS
Immediate Possession

This beautiful new split-level has everything to be desired in a modern family home. Spacious entrance hall and living room, mahogany panelling, picture windows, family dining room, compact kitchen with built-in WALL OVEN AND COUNTER-TOP RANGE, exhaust fan, stainless steel sink, dining area and laundry area, 3 bedrooms, 4-pc vanity bath and 2-pc vanity off master bedroom. Open stair to finished 4th bedroom (or den), and furnace room with lots of space for workshop, etc. Circular drive through the large attached carport. Buy now. Possession 1 week. Price $21,500
$12,800 NHA mortgage available.
Exclusive listings.
Please ask for Mr. W. O. Cameron, EV 4-4115 anytime.

THE B.C. LAND & INVESTMENT AGENCY LTD.
922 Government Street EV 4-4115

HAGAR'S

SEA VIEW
CADBORO BAY
$3000 DOWN

Call me to view this 8-room, two-storey, stucco, older-type home. High location. Double plumbing. Sea view. Full basement. Some repairs necessary. Quiet street. Clear title. Extra lot suitable to build on.
FULL PRICE $12,900
Exclusive
J. M. Taylor, EV 4-0531, Eves. EV 4-9902

NO STEPS BUS AT DOOR

Nice and slightly different from the usual plan, this easy-to-maintain 2½-year-old, no basement, stucco and siding 4-room bungalow has just come on the market. LR with FP, hardwood floor. 2 bedrms. Convenient cab kit. Large attached garage. Medium-size lot in lawn. Fenced.
Terms. PRICE $8990
J. M. Taylor, EV 4-0531, Eves. EV 4-9902

LOOK COSY MODERN

Retired couples call me to view this comfortable, clean, tidy, 6-year-old, 4-room stucco bungalow comprising LR with FP, 2 bedrms, cab elec kit with dining space. Oil heat. Lge garage. Nice lot with lawn. Fruit trees. 4 miles out. Bus at door.
Clear title. ONLY $8300
J. M. Taylor, EV 4-0531, Eves. EV 4-9902

Hagar & Swayne Ltd., 614 Yates St.

OWNER WILL TRADE EXCEPTIONALLY nice 4½-room cottage, close in, no steps, low taxes, as down payment for larger home with extra-large lot suitable for gardening, and highway stand. Call Mr. Cleary, EV 3-7174. F. N. Cabeldu Ltd.

FOR SALE, PRIVATELY, 8-YEAR-old well-built 3-room, basementless house, on secluded street in Lake Hill district. Automatic hot-water heat. Reasonable offer invited, for details phone GR 9-2016. No agents. 4081 Cumberland Road.

ABERNATHY

150 HOUSES FOR SALE

VICTORIA REALTY LTD.
1115 DOUGLAS STREET

3-BEDRM NHA
$2000 DN

This new 3-bedroom home is located in choice growing area. Close to buses, schools and shopping, and features large LR with fireplace, family-sized dining room, beautiful large cabinet kitchen with nook area. All bedrooms are large, 4-pce bathroom, full cement basement. Oil heat, drive-in garage. Don't miss the opportunity of seeing this home. Phone Vic Wilson EV 2-9145 or eves. GR 7-1178.

CITY $9900

We now have for sale this most appealing family home located in city centre and presenting one of the most spotless and best-valued homes in Victoria. It features large attractive living room with fireplace, family dining room, cabinet kitchen with eating area, Pembroke bath and two modern sized bedrooms. This home is warm and insulated, with full cement basement; drive-in garage and another finished bedroom. There is complete privacy in gardens with fish pools, shrubs and bird aviary. Taxes are low and terms are generous. Phone me now Vic Wilson EV 2-9145 or eves. GR 7-1178.

OAK BAY

Family home of 3 bedrooms; nice living room with fireplace; modern kitchen with dinette; full basement, automatic heat; low taxes; easy terms $11,500
K. Wright EV 2-9145 or Eves. EV 2-9409.

IMMEDIATE POSSESSION
LOVELY LOCATION

Superior NHA on sewer with 12 years + 6 mo old. Summer constructed. 6 spacious rooms with sep dining room; built-in china cab, gleaming bright dinette kitchen. Vanity colored bath. 3 BRs, 20 ft LR. Full planned bsmt. Close to schools. $3,000 down, assume NHA mtge $81 $15,600
Call Ed C. Clark anytime EV 2-9145 or Eves. EV 2-8536

RETIRED?

This is for you! New, 5 rms, LR, 2 bedrms, kitchen and utility. Nice lot, easily kept. No basement. Hot water oil heat. Near bus and shops. Dead-end street. Nice and quiet. Total price $11,500
Call J. A. Durrick EV 2-9145 or Eves. GR 9-3395

CHILDREN'S SPECIAL
BRAND NEW $12,800

This three-bedrm home is half block to grade school. If you like your little ones home for lunch you will love this home. LR with fireplace, dining rm, cab kit with nook. Full high daylight bsmt. Oil-O-Matic heat. Best buy in town. R. O. Ney. EV 2-9145 or Eves. EV 4-5406.

OAK BAY
NEAR BEACH

This home has many extra features and must be seen to be appreciated. Extra large living rm with fireplace; dining rm, cab kit. Delightful large bathrm. 3 bedrms, one can be den. Patio with door from dining room. Well developed garden with trees. Close to schools, bus and stores. Large rumpus room with fireplace also suite. See garage. SEE THIS BEFORE YOU BUY. Generous terms $19,900
Offers. R. O. Ney EV 2-9145 or eves. EV 4-5406.

STEWART CLARK & CO.
608 Broughton St Phone EV 5-2481

TEN MILE POINT

This attractive stucco bungalow in a parklike setting with a glimpse of the sea offers ent. hall, LR with FP, 3 bedrooms, elec kit with dining space, utility, lge storage room and workshop. Oil pkg heat, attached garage. Price $15,000
EV 5-2481. Mr. Lukey, eves. GR 7-2040

OAK BAY
COMFORT WITH ECONOMY

You will have in this 6-room bungalow consisting of LR, FP, 3 bedrms, attractive elec kitchen with nook, full basement. Separate garage. Close to all services. Price with terms $11,500
EV 5-2481. Mrs. Elliott, eves. EV 3-9893

SPACIOUS - 4 BEDRMS
LOW DOWN PYMT

Attractive 7-room stucco bung. through-hall plan, 20x15 LR, lge DR, elec kitchen with lots of cupboards and dining area, 2 bedrms and 4-pc bath. Inlaid oak floors. Concealed stairway to 2 bedrms. Full bsmt, playroom, workshop, garden, etc. Copper piping. On sewer. Oil heating and elec domestic hot water supply. Submit your proposition, must be sold. Asking $13,700
EV 5-2481. Mr. Custance, EV 3-7930.

DICKIE & CO.
REALTY & INSURANCE
833 Fort St. EV 2-4312, EV 5-4334

SUITE POSSIBLE
NEW, NHA, 3 BR!

Try $1,385 cash. IMMEDIATE POSSESSION. Enjoy features like McClary Oil-O-Matic furnace, all oak floors, EXTRA PLUMBING, and framed rumpus room 16x30 in the basement. Set low beneath the OAKS with a view and with heavy-bearing apple, plum and pear trees. Lovely living room with mahogany panelling and floor to ceiling fireplace. The owner will consider mortgages or agreements of sale in lieu of cash. Call Wess Dickie, EV 2-4312, eves. EV 3-3640.

Saanich Realty LTD.
3943 Quadra at Reynolds

THE DOCTOR SAID

"Climb no stairs." Then this modern 3-bdrm rancherette is the answer to your prayers. Lovely patio and lawns. North Quadra area. Automatic oil heat. NHA 5½% mortgage $12,950
GR 9-1195. Mr. Payne, GR 5-2604

EXP. FARM

Lovely sea and mountain view. Modernized semi-duplex with oil H-W heat. Separate 2-bedrm units or 1 family 4-bedrm home as you wish. Only $11,850
GR 9-1195. Mrs. Horth, GR 5-2119
We Serve the Peninsula.

FAIRFIELD

We have just listed a 3-bedroom bungalow under contruction. Will be complete in early April. There is still time to select your color scheme, but you must hurry. Full price $12,800, $5,800 will handle. Please call J. A. McLellan, eves. EV 4-6171. King Realty, EV 2-2131.

MODERN, 4 RMS, HALL, BATHROOM, full bsmt, garage, large garden, fruit. Fairfield, near park, sea. No agents. EV 3-8048.

150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

YOU CAN'T

Replace this lovely 1,450-sq-ft home for full price of $16,800. Down payment of $3,000. This is a lovely family home, 9 yrs old, with spacious living room, dining room, kitchen, large bedrooms and utility, with 4-pce vanity bath. Full basement. Rumpus room and double attached garage.
Call Ken Jensen, EV 5-8704 or GR 4-1973.

J. MANN
EV 5-3857

Offering these and many more new, used and revenue homes on

"EXCLUSIVE" MARCH SALE

3106 BALFOUR—1,350 sq ft, worth $16,250. Reduced to $15,500.
709 COOK ST.—1,600 sq ft, worth $14,950. Reduced to $13,950.
1675 ASH RD.—2,100 sq ft, worth $23,000.
3582 RICHMOND RD.—1,450 sq ft, worth $19,500. Reduced to $19,000.
2611 VICTOR ST.—960 sq ft, worth $11,500. Reduced to $10,500.
1882 FELTHAM RD.—1,300 sq ft, worth $12,500. Reduced to $11,300.
ALSO 4 NEW NHA — 3-bedrm homes—from $13,900 to $13,100 with low down payments.

Do not disturb owners — call EV 5-3857 or office, EV 5-8704, to view anytime.

NEW! CITY! LOOK!

REDUCED $500 FOR QUICK SALE. 3 BEDROOMS, L-SHAPE LR AND DR, BSMT GARAGE, PKGE OIL HEAT. $2,000 DOWN. $90 P.I.T. FULL PRICE $13,600
Call office, EV 5-8704 or L. Molliet, GR 9-2620, or Len Wardle, GR 7-3348

High Location
Immaculate Condition

Very attractive two-bedrm bungalow, conveniently located among good homes with high location overlooking the city. Comfortable living room with fireplace, adjoining dining room, bright cabinet kitchen and bathroom. Basement piped hot air heat, drive-in garage. Truly a home you would be proud to own. Full price $7750
To view call D. Munro, GR 7-1705, or office, EV 5-8704.

$1500 DOWN
FAMILY HOME

Close to schools and shopping, this is an ideal family home. The interior has been newly refinished in plywoods and has a nice comfortable living room with fireplace, large family kitchen, bathroom and lge bedroom on main floor, plus 3 bedrooms up and space for extra bath. Close in. To view call B. Walz, GR 9-6638, or office, EV 5-8704.

NEW 4-BEDRM
HOME UNDER CONSTRUCTION

Approx. 2,000 sq ft of spacious living area situated on a large secluded lot. Large family room, dining room, living room with raised hearth fireplace, eating area, ultra-modren electric cabinet kitchen, plumbed for automatic dishwasher, washer and dryer. Full bsmt, Oil-O-Matic heat, attached carport with sundeck. Many extra features included.
Exclusive with F. Martin, EV 3-3005, or office EV 5-8704.

THE ROYAL TRUST CO.

Oak Bay side-by-side duplex. Two blocks from the sea and beach. On transportation and close to shopping area. Each side consists of through hall, living room with open fireplace, dining room, modern kitchen wired for range, 2 good-size bedrooms, 4-pce Pembroke bath. Full basement. Drive-in garage. Hot air furnace. Owner will take some first mortgages as part payment. Price $19,900
A. E. Coles
THE ROYAL TRUST COMPANY
1205 Government Street EV 3-4126
Evenings EV 2-8752

4 Bedroom Specials

1. FAIRFIELD. Close to park, 8 rooms, hot-air heat. Clear title. Full price $8450
2. OAKLANDS. High location. O-O-M hot-water heat, new wiring, newly sanded floors. Beamed ceiling in living room, den. Small garden, sep garage. Clear title. Full price only $11,300
3. OAK BAY, Hampshire Rd. Auto coal stoker, 2 bathrooms, 8 rooms. Low down payment. Reduced price $9900
Please call KARL OGILVIE, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-6115.

NEAR OAK BAY JUNCTION
FOR SALE OR TRADE

Duplex, up and down; 4 rooms each floor. Separate meters, bathrooms and hot water tanks. Priced at $13,500
Phone R. E. Hills, EV 5-3435; Res., EV 3-6918.

P. R. BROWN & SONS LTD.
1112 Broad Street

JOHN GREENWOOD
1241 Broad Street

DONCASTER

A comfortable four-room bungalow with basement and furnace. This home has had much care and money expended on it. Ideal for a retired couple. $6750
$1,500 down
Please ask for Henry Hope, EV 3-7041 Eves. GR 7-2734

4 HOUSES FOR SALE AT PRESENT on my own subdivision. We build them and sell them. If we haven't got one to suit you we will build it, or sell you a lot. Will be pleased to show them at any time and discuss price and terms. A. H. Phelps, 2585 Millstream Rd. GR 8-2076

ROYAL OAK—3-BEDROOM HOME, large kitchen, full basement. Two acres of land. V.L.A. approved. $8,500. GR 9-2104.

NE W2-BEDROOM HOME, BUILT-in features, full basement. Oil heat $12,000. Phone EV 2-0755. No agents.

150 HOUSES FOR SALE

BOORMAN'S

TAKE A LOOK AT
3470 CALUMET
A 3-BEDROOM NHA HOME
FOR ONLY
$2091.20 Down
$89 Mth, Incl Taxes
For Transportation
Phone J. S. Boorman
Office hours EV 3-7124;
Eves EV 2-5036

ESQUIMALT BUNGALOW
WITH EXTRA LOT

Very attractive stucco bungalow, about 12 years old, more suitable for a couple than family. LR, 1 BR and elec cab kitchen with dining area. Full basement with 2 FINISHED ROOMS AND PLUMBING Garage, on transportation, low taxes. Spare lot can be sold. An ideal retirement home. Terms. Full price, only $8400
T. Smith, res. EV 4-7325

GORGE
Semi-Bungalow

In absolutely immaculate condition near the Gorge Park is this six-room stucco home. Throughhall plan that consists of: living room, 17x13, with maple floors and open fireplace; French doors to dining room; bright kitchen, wired for electric range; large bedroom and Pembroke bathroom on main floor. Stairway to two good-sized bedrooms up. Full cement basement with drive-in garage and Oil-O-Matic furnace. This is a buy and certainly worthy of your consideration.
Full price $10,700
W. I. Boorman, res. EV 4-0434.

$1750 DOWN
5 BEDRMS.
OIL H.W. HEAT

Attractive semi-bungalow situated in the popular Doncaster area. Five spacious rms on main with concealed stairs to 3 bedrms up. On bus route, close to schools and shops. Attached garage. Oil range included. Well-landscaped grounds in a lovely treed setting.
A steal at $11,900
For further information phone:
A. Mutch, res. EV 3-7137, or G. Haney, res. EV 2-2386

VALUE!
3 BEDRMS
OIL HEAT

Situated in a subdivision of new homes this excellent BRAND NEW six-room stucco bungalow built on the thru hall plan with basement and carport is ready for IMMEDIATE OCCUPANCY. PRICE $12,500
S. Cornish, res. EV 3-5878

OAK BAY
3 BEDS — DEN

This is a good family home, situated in a quiet neighborhood close to Beach Drive. Cosy LR with FP, guest-size DR, electric kitchen, den, and one bedrm; concealed stairway to 2 good-size bedrms. Full cement basement. Oil-O-Matic hot-water heating, drive-in garage. Low taxes. Lovely garden lot with fruit trees. Clear title on good terms. Price $14,500
R. F. Harris, EV 3-7124; res. GR 7-2998.

OAK BAY
Choice Location
3 BEDROOMS

Lovely 6-rm, 5-year-old, clear title bungalow with all modern features, 1,600 square feet floor area. Nicely finished rumpus room with fireplace, extra bedroom and full plumbing in basement. Auto oil hot-water heat. Large lot. Full price (terms) $19,500
C. Kelley EV 3-7124, res. EV 3-4864
F. Long, EV 3-7124, res. EV 2-2516.

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

OAK BAY
QUALITY HOME

South of the avenue, immaculate two-tone stucco bungalow, 5 large rooms, full basement, oil heat, beautifully landscaped grounds. $5,000 cash or clear title. Full price $14,000
Exclusive. View by appointment only.
EV 3-4117. Mr. Amos, res. EV 2-9787
Leach & Sparks, 1119 Blanshard St.

LOOK
$1,500 and Up—Lots—Country.
$3,900—5.6 acres, Central Saanich.
$5,000—2.8 acres, Malahat.
$8,200—4.7 acres, North Douglas St.
$18,900—Waterfront, Brentwood. Seven-room modern home, double plumbing, double carport, anchorage.
F. Marconi. EV 2-8111, EV 4-6625.

CANADA TRUST

WHY BE HEMMED IN?
Situated on 2 lots with a pleasant outlook from every window, this compact, 4-room, 6-yr-old bungalow is the answer. Full high basement with HA furnace and porcelain laundry tubs. Lots of shrubs and young bearing fruit trees. $10,500. Eves., EV 4-3884.
BAYNE & TODER AGENCIES
749 Fort Street EV 2-1121

FOUR-BEDROOM HOUSE. LARGE living room, kitchen oil stove and heater included. $800 down. Take over payments. Owner leaving city. James Bay district. EV 4-2506.

LANGFORD. NEW 2-BEDROOM house, wired utility, electric hot water. $6,000. $1,200 down. GR 8-1850.

COUNTRY HOME WITH CITY services, paved street, piped water, four rooms and bath. Six acres. Ph. EV 3-9204.

HOUSE, BURNSIDE. CLEAN, 2 bedrooms, terms of cash. Phone mornings, EV 2-9426.

UNIVERSITY AREA
NHA 3-bedroom, Oil-O-Matic heat, 2 years old. 3385 Veteran Road. No agents.

3-BEDRM HOME, CLOSE IN. CAN rent basement etc. Good revenue. Owner, EV 3-5586.

150 HOUSES FOR SALE

FINANCIAL SURVEY LTD.
1324 GOVT. ST. EV 4-3305

UPLANDS
COMFORT & DIGNITY

A quality home, choice location, easily maintained grounds, 4 bedrms, den with FP, 27-ft liv rm, family dining rm, 3½ baths, basement and double garage. Approx 10 yrs old. Price $40,000
S. W. Anderson, res. EV 2-8917
N. A. Fraser, res. EV 5-3751

JUBILEE
SIDE-BY-SIDE DUPLEX

4 rooms plus bath, each unit, full basement, hot water heating. This is an exceptional offer netting approx 10%; in a rental location which is always in demand. Illness forces sale. Owner will consider small inexpensive bungalow as part payment. Full asking price $13,800
Substantial down payment or Small Trade.
A. E. Seebert, res. EV 5-2875

NEW
Just completed, 5-rm stucco bung, thru hall, liv rm, din rm, elec kit, dr-in garage. Move in now. Price with $2,500 down $11,900
Less for CTM.
Roy Gill, res. EV 4-3310

LOVELY HOME
O-O-M HEAT
$2,000 DOWN

This is a beautiful home. Features lge living rm, dining area, attractive fireplace, gleaming oak firs, elec cab kit, 2 spacious bedrms, 4-pce colored bath, NC bsmt with rumpus rm. It is insulated. Lot is larger than ordinary. Location is perfect. See it today. Priced right $2,000 dn $11,200
P. G. Williams, res., EV 4-9657

LARGE FAMILY
5 bedrooms, 2 bathrooms, full basement, Jubilee Hospital area. Full price $8950

SMALL FAMILY
2 bedrooms, oil heat, low taxes, Esquimalt. Full price $8950
N. A. Fraser, res. EV 5-3751

GORGE—3 BDRMS
Dandy, clean family home. Large combined liv and din rm, kitchen and toilet down, 3 bedrms and bath up. Large lot with lawns and fruit trees. Sewer connected. $1,300 cash. Balance $65 month. Reduced price $5950
S. W. Anderson, res. EV 2-8917

KING REALTY
Weller Bldg.
609 Broughton St. EV 2-2131

$76 A MONTH
$12,000 NHA Mtge

One more coat of white stucco and this very large 3-bedroom home is ready for occupancy. The grounds have been levelled for lawns with the wrought iron railing around the walk to the front door and much more. A TRUE RANCHER OF 1,460 SQ. FT. AT $14,700
Lee Hallberg, eves. EV-3-8510

BUILD NHA
$2500 DOWN
1500 SQ. FT.

Your choice of post and beam for conventional construction. This price includes finished recreation room with FP, on view lot 101x155, overlooking golf course and mountains. On sewer. Our plans inc. at this price $15,850
Lee Hallberg, eves. EV 3-8510

FAMILY HOME

8 rooms, all large, 4 bedrms, 2 bathrms, living room, dining room, den. Full basement with 2-room gardener's suite, spacious grounds. Near Parliament Buildings. With terms $12,500
Please call G. Dickason, eves. EV 3-0449

RETIRED
or
JUST TIRED

Of looking for a well-built, attractive two-bedrm home with good-sized LR, oil heat, nice grounds. This will appeal to those wanting country atmosphere with city conveniences. Below replacement price at $9500
Bel Shragge, eves. EV 2-8802, or C. Ross, GR 8-1817.

A. BERNARD
& CO. LTD.
629 Fort Street EV 4-9335

SEA VIEW

A smart, new, well-constructed stucco bungalow, with auto oil heating, on a large lot. Four attractive rooms, 4-pce bathroom and utility room. Quite close to a beach. Price $9800
Please call Mr. Francis, EV 4-9335; Res. GR 9-4810

LAKEFRONT

A nice piece of lakefront property with an older three-bedroom home (half basement), large LR with fireplace. Price $8500
Please call Mr. Francis EV 4-9335, Res., GR 9-4810.

OAK BAY
LINCOLN ROAD

Attractive stucco home choicely located close beach, shopping and transportation. Living room with FP, DR, kit, 2 bedrms and bathrm. Additional 2 bedrms upstairs. Full bsmt, new package oil heating unit, drive-in garage. Compact lot with variety of fruit trees, price with good terms $14,000
EXCLUSIVE LISTING.

$2500 DOWN

New bungalow off Glanford, in a new subdivision. Large L-shaped living room and dining room, cab kit, 4-pc bathrm, 3 BEDROOMS. Close to schools and transportation. Price $12,500
Eves., Mr. Murdoch, EV 3-9040.

3 BEDROOMS
OIL-O-MATIC

Full bsmt, dr-in garage, few blks from Oak Bay High. Owner leaves town. Easy terms. Full price only $9975
Please call E. Barloewe, EV 4-0623, EV 4-7128, Douglas Hawkes & Co.

$1,000 DOWN

I have 2, three-bedroom NHA homes. Located reasonably close in. Close to bus and shopping. House, are 1160 sq. ft., consisting of L-shape living and dining room, cabinet electric kitchen, oak floors. Oil heat, etc. Full price, $13,200. For additional information, phone Mr. Wall at EV 5-8701 anytime. Morey & Johnstone, Real Estate, 3244 Douglas.

150 HOUSES FOR SALE

CAPITAL CITY REALTY
650 Cormorant St. EV 4-1922

SOUTH OAK BAY
COMPACT BUNGALOW

On a quiet street—nicely-located, attractive step-saving, 2-bedrm bungalow with good-size LR, modern cab kit, oodles of cupbds, plus cosy eating space separated by bar, utility. Economical oil-fired hot water heat separate garage. For a dandy buy see it now. Phone for appointment. It's good. Full price $12,600
Percy Amas, EV 3-7628

THREE BEDROOMS
RANCH STYLE

Spacious 3-bedrm ranch-style stucco bungalow. Full high basement, thru-hall plan. Oak floors throughout, wired for range, attached garage. Nice elarge rooms, nicely kept, well designed and a desirable property. Tops for value. Good terms. Swan Lake area. The kitchen is ideal. Full price $10,950
Ken Walters, EV 5-7820 evenings.

ESQUIMALT
$1500 DOWN

Don't let this one pass. Just think—1-year-old, 2-bedroom, stucco bungalow on beautifully-landscaped grounds with lawns and view of mountains. Lge L-shaped living and dining rooms, mahogany panelled; utility, Esso oil heating unit; modern and attractive. Cupboards and closets galore, separate workshop. A gorgeous home on generous terms for only $1,500 down. Full price $10,250
Dirk Okker, EV 5-9846 evenings

HIGH QUADRA
LIVE AND PLAY

Lovely 6-room oil-heated bungalow. Good LR with FP, DR, elec cab kit, 3 bedrooms, 4-pc Pembroke bathroom, hdwd floors in main rooms. Very nicely finished basement with bedrm and lovely playroom. Good lot, nicely landscaped. Easily financed or will consider trade on 4-bedrm, older home. Recommended. Full price $14,900
Carl Phipps, EV 5-1707 evenings

FRASER BISCOE
750 PANDORA AVE. EV 3-9843
Drive-In Customer Parking

COLQUITZ

2 bedrms and den plus large living room, modern kitchen; drive-in garage. Oil hot-water heat. $2,750 down, $80 per month.

DRASTIC REDUCTION

For a fast sale the price has been slashed on this GORDON HEAD home, view overlooking Arbutus Bay, 24x18 living room, two large bedrooms, full Pembroke bath, large cabinet kitchen, over 1,200 sq. ft. plus full basement with new package oil furnace, cost less than $100 a year to heat. Well located on extra large lot. The house exterior does need painting but at the low price it's real value. Price with approx. half cash $12,900
Call D. Peaker, EV 3-9413 or eves. GR 7-1316.

ANOTHER VIEW PROPERTY

Also in GORDON HEAD on Ferndale Road, over 1,400 sq. ft. of de luxe accommodation, large living room with beautiful view, extra-fine cabinet kitchen, also with view, three huge bedrooms with extra-large cupboards, vanity bathroom, nine-foot-high basement with drive-in garage. Timken oil furnace, landscaped lot 80x200. Everything in the best of condition. Full price $19,400
Call Doug Peaker, EV 3-9413 or eves. GR 7-1316.

JOHNSTON'S
ESTABLISHED 1908
1306 BROAD ST. EV 5-2471

APARTMENT WALKING DISTANCE

Here is your opportunity to own apartment bringing in a net income of over $3,000 per year. Consisting of 6 suites. The wiring is new, heating is oil fired hot water and the whole building is in first-class repair. The price is very fair at $29,100 with about half cash. For this secure income property call C. A. James, EV 5-2471; eves. EV 2-6787.

GIFT SHOP

Situated in the best possible location is this ideal little business, suitable for one person. The overhead is low and there is a splendid opportunity here to increase the income. Priced at only $675, plus stock. Call C. A. James, EV 5-2471, eves, EV 2-6787.

VISTA HEIGHTS

Here is a lovely older-style 2-bedroom home featuring large living room, through hall, family-size dining room, drive-in garage and beautifully treed lot. Full price is $10,900 with terms or will

EXCHANGE

for 3 bedrooms and large lot farther out. This is an exceptional buy for someone.
Call, EV 5-2471, C. A. James or eves. EV 2-6787.

BRENTWOOD

Lovely new 5-room bungalow on large lot. Clear title. Offers $12,000

Solid 5-room basement home on 18 acres. Good farm land, spring water. Terms $18,000

BRENTWOOD PROPERTIES
GR 4-1452

$500 DOWN
$4950

Balance as rent on this four-room bungalow, situated on Major Rd., Cordova Bay. Major Road runs off Tracis Ave. which is 2nd on right past junction of Blenkinsop and Cordova Bay Rd. Sign on property. Further details call G. Jessup, ph. EV 2-2101, res. 2-1667. Harry Foster Ltd.

VERY CHARMING BUNGALOW, Oak Bay South. Lovely secluded garden. EV 3-1895. No agents.

VIEW ROYAL. TWO BEDROOMS, payment. Taxes $58. GR 9-5620.

150 HOUSES FOR SALE

TOWN & COUNTRY HOMES LTD.
851 Pandora Avenue EV 2-7276

LOOKING FOR ACREAGE PLUS HOME

This is a select offering in the Patricia Bay-Sidney area; five acres, developed property. Choose what you wish to grow or raise—or just enjoy the freedom offered here. 325' road frontage with neat, well-built, 6-year, no-step, 5-room bungalow. This bright, clean home is modern in every respect with electric kitchen, utility area for your automatic laundry equipment. Oil-O-Matic furnace heating; double matching garages, one 22 feet long. Low, low taxes of $65 gross annually. Full price asked, terms $13,850
Phone EV 2-7276, ask for Mr. Forrest

TOLMIE AVE.
EXTRA SPECIAL

This very nice little 2-bedroom bungalow is an ideal home for a young couple. Living room 12x12 with FP, 9x12 kitchen, full basement with central heating and TWO ADDITIONAL BEDROOMS, drive-in garages. Low taxes and good terms at $8650 full price.
Duncan Bingham EV 2-7276 anytime.

Ranch
TYPE BUNGALOW
$2500 DOWN

6-room home only 8 months old, all in good condition, 3 bedrooms, living room with fireplace and raised hearth, bright modern kitchen, utility room, 1,178 sq. ft., fully insulated. Drive by 1678 NORTH DAIRY RD., if interested, contact my agent. $14,700
Full Price
Contact Harold Ware, EV 2-7276, Res., EV 2-1461

3240 GLASGOW
$1200 DOWN